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<b>REPORT TO:</b>	<b>Special Meeting of Environmental &amp; Development Services Committee</b>	<b>AGENDA ITEM: 6</b>
<b>DATE OF MEETING:</b>	<b>4<sup>th</sup> September 2007</b>	<b>CATEGORY: RECOMMENDED</b>
<b>REPORT FROM:</b>	<b>Deputy Chief Executive</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Gill Hague 595742</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Affordable Housing Issues – Conjoined Planning Inquiry</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>Aston, Willington &amp; Findern, Stenson</b>	<b>TERMS OF REFERENCE: EDS03</b>

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## **1.0 Recommendations**

- 1.1 That Members of this Committee recommend that the Council adopts the % of affordable housing agreed by the Housing & Community Services Committee at its meeting on 4<sup>th</sup> September 2007 for the purposes of negotiations regarding section 106 agreements for housing sites in the Derby fringe of the District, including those currently the subject of a conjoined planning inquiry.

## **2.0 Purpose of Report**

- 2.1 To inform Members of this committee of the outcome of the deliberations of the Housing & Community Services Committee and seek agreement for the % of affordable housing to be used in negotiations for the provision of affordable housing with regard to sites in the Derby fringe part of the District.

## **3.0 Detail**

- 3.1 Negotiations regarding Section 106 Agreements should be based upon firm evidence to support the issue in question. In order to provide an appropriate evidence base relating to the provision of affordable housing the Council engaged B. Line Housing Information to produce a Housing Market Analysis and Needs Assessment.
- 3.2 Five major housing sites in the north of the District are currently the subject of a conjoined public inquiry. Prior to its conclusion the Inspector requires amongst other things that Section 106 contributions to have been discussed and agreed between the parties.
- 3.3 With regard to the proportion of affordable housing that should be negotiated for the sites the Council has until now relied upon the 33% identified in the draft Regional Spatial Strategy. That document however expects Local Authorities to undertake more detailed studies of local housing market areas.

- 3.4 In order to progress the negotiations the initial information and conclusions from the Housing Market Analysis and Needs Assessment for the north of the District have been made available.
- 3.5 The findings of the document have been discussed at the Housing & Community Services Committee meeting and a % figure determined that would be appropriate to seek on each of the appeal sites (or any other site that may come forward within that part of the District).
- 3.6 The appellants and the Inspector have received a copy of the document and it is likely that some if not all the appellants may wish to challenge the methodology used. The procedure for this would be via the submission of proofs of evidence, rebuttal and examination at the Inquiry and time has provisionally been set aside for this in the Inquiry programme.
- 3.7 Testing of the document at the Inquiry will be valuable because it will ensure that the Council will ultimately have a robust basis upon which to negotiate the affordable needs element of other sites and ultimate policy within the Core Strategy of the Local Development Framework (LDF).

#### **4.0 Financial Implications**

- 4.1 None directly arising from this report as the cost of the study document are met from existing Housing and Planning Services budgets. However, there will be additional costs, of £500 per day for a maximum of 4 days, if the evidence is required to be given by the Council's consultant at the inquiry.

#### **5.0 Corporate Implications**

- 5.1 "Developing proposals to meet the need for affordable homes across the district" is an action (4.3) in the Corporate Plan and this work, that feeds into the conjoined planning inquiry on the Derby fringe, is a key element in delivering the right number of affordable homes into the future.

#### **6.0 Community Implications**

- 6.1 It is necessary for the appropriate level of affordable housing to be provided on housing sites to meet the needs of the community within South Derbyshire that cannot afford to buy on the open market.

#### **7.0 Conclusions**

- 7.1 The Housing Market Analysis and Needs Estimates document provides the most up to date basis for securing affordable housing. Its methodology is likely to be tested at the conjoined appeal sites inquiry resulting in an outcome that can form the basis of robust negotiations for other sites in the same area.

#### **8.0 Background Papers**

- 8.1 Housing Market Analysis and Needs Estimates – B. Line Housing Information – 13<sup>th</sup> August 2007.